

# MONTANA HOUSING

Delta Hotels by Marriott – 2301 Colonial Drive, Helena MT 59601  
October 28, 2019

## **ROLL CALL OF BOARD**

### **MEMBERS:**

Patrick Melby, Chairman (Present)  
Bob Gauthier (Present)  
Johnnie McClusky (Present)  
Jeanette McKee (Present)

Sheila Rice (Excused)  
Eric Schindler (Present)  
Amber Parish (Present)

### **STAFF:**

Bruce Brensdal, Executive Director  
Mary Bair, Multifamily Program  
Penny Cope, Research & Outreach Specialist  
Todd Jackson, Marketing  
Kellie Guariglia, Multifamily Program  
Ryan Collver, Multifamily Program  
Jeannene Maas, Multifamily Program  
Emilie Sanders, MDOC Communications

Cheryl Cohen, Operations Manager  
Vicki Bauer, Homeownership Program  
Ginger Pfankuch, Finance Program  
Paula Loving, Executive Assistant  
Julie Hope, Homeownership Program  
Todd Foster, Administrative Assistant  
Charlie Brown, Homeownership Program

### **COUNSEL:**

Greg Gould, Luxan and Murfitt

### **UNDERWRITERS:**

John Wagner, Kutak Rock

### **FINANCIAL ADVISORS:**

Gene Slater, CSG Advisors

### **OTHERS:**

Andrew Chanania, AC Solutions  
Diana Hunt, Syringa Housing Corp.  
Blake Jumper, The Housing Company  
Alex Burkhalter, Housing Solutions  
Taylor Hunt, Syringa Housing Corp.  
Terry Cunningham, City of Bozeman

Jason Boal, BlueLine Development  
Ryan Hackett, Desert Ridge Investments, Inc  
Rusty Snow, Summit Housing Group  
Tyler Currence, Housing Solutions  
Heather McMilin, Homeword, Inc.  
Tracy Menezes, HRDC IX

Jim Morton, HRC District XI

Don Sterhan, Mountain Plains Equity Group

Susan Kohler, Missoula Aging Services

Gene Leuwer, GL Development

Rick Wiedeman, RNC

Alan Nicholson, Serendipity Apartments

Sharon Haugen, City of Helena

Stacey Umhey, SAFE, Hamilton

Liz Mogstad, Rocky Mountain Development Council

Michael O'Neil, Helena Housing Authority

Larry Phillips, Neighbor Works Montana

Michael Gaab

Julie Stiteler, Homeword, Inc.

Robbie Novak, Open Mortgage

Dorothy Cabiro, AmCap Mortgage, Ltd.

Mary Millin, Summit Independent Living Center

Cory Bannister, R4 Capital

Mary Christopher, NPC Bank

Jennifer Wheeler, Glacier Bank

Tyson O'Connell, Wishcamper Development Partners

Sherrie Arey, NeighborWorks Great Falls

Nancy Nicholson, Project Management

Laurie Harris

Joan Feuner

Loren Olson, City of Bozeman

Robert Robinson, HRC District XI

Adrienne Bombelles, MT Budget and Policy Center

Gwen Jones, Missoula City Council

Lori Davidson, Missoula Housing Authority

Kathryn Almberg, The Housing Company

Kaia Peterson, NeighborWorks Montana

Tim Howard, HCC

John Filz, Ravalli Head Start, Inc.

Lindsey Douglas, Flathead City-County Health Department

Dale McCormick Professional Consultants, Inc.

Annie Zimmerman, The Home Center

*\*All persons listed present by telephone/webinar only*

*These written minutes, together with the audio recordings of this meeting and the Board Packet, constitute the official minutes of the referenced meeting of the Montana Board of Housing (MBOH). References in these written minutes to tapes (e.g., FILE 1 – 4:34) refer to the location in the audio recordings of the meeting where the discussion occurred, and the page numbers refer to the page in the Board Packet. The audio recordings and Board Packet of the MBOH meeting of this date are hereby incorporated by reference and made a part of these minutes. The referenced audio recordings and Board Packet are available on the MBOH website at [Meetings and Minutes](#).*

### **CALL MEETING TO ORDER**

0:00 Chairman Pat Melby called the Montana Board of Housing (MBOH) meeting to order at 8:30 a.m.

0:15 Bruce Brensdaal reviewed Board meeting process.

1:40 Introductions of Board members and attendees were made.

6:00 Chairman Melby asked for public comment on items not listed on the agenda.  
Kaia Peterson, NeighborWorks Montana, made public comment on Maureen Rude's retirement from NeighborWorks. NeighborWorks "LIFT" Down Payment Assistance program is launching today.

### **APPROVAL OF MINUTES**

#### **September 10, 2019 MBOH Board Meeting Minutes – page 3 of packet**

8:30 Motion: Bob Gauthier

Second: Jeanette McKee

The September 10, 2019 MBOH Board meeting minutes were approved unanimously.

#### **September 24, 2019 MBOH Board Meeting Minutes – page 74 of packet**

9:30 Motion: Jeanette McKee

Second: Amber Parish

The September 24, 2019 MBOH Board meeting minutes were approved unanimously.

### **FINANCE PROGRAM**

#### **Finance Update – page 76 of packet**

10:10 Presenters: Ginger Pfankuch

### **HOMEOWNERSHIP PROGRAM**

#### **Tiny Homes Mortgage – page 80 of packet**

14:40 Presenters: Vicki Bauer, Tracy Munuez (HRDC Bozeman)

Motion: Johnnie McClusky

Second: Amber Parish

The Tiny Homes (Humble Homes) financing was approved unanimously.

#### **New Lender Approvals (AmCap Mortgage, Ltd.) – page 81 of packet**

26:10 Presenters: Vicki Bauer

Motion: Eric Schindler

Second: Jeanette McKee

AmCap Mortgage, Ltd. was approved as an MBOH participating lender.

#### **New Lender Approvals (Open Mortgage, LLC) – page 82 of packet**

28:45 Presenters: Vicki Bauer

Motion: Bob Gauthier

Second: Eric Schindler

Open Mortgage, LLC was approved as an MBOH participating lender.

**Mortgage Credit Certificate Resolution – page 83 of packet**

31:15 Presenters: Vicki Bauer

Motion: Johnnie McClusky

Second: Bob Gauthier

The Resolution No 19-1028-SF03-MCC that authorizes the use of \$60,000,000 in bond cap to provide \$15,000,000 of tax credit authority was approved unanimously.

**Homeownership Update – page 87 of packet**

34:00 Presenters: Vicki Bauer

**MORTGAGE SERVICING PROGRAM**

**Servicing Update – page 91 of packet**

38:25 Presenters: Vick Bauer

**MULTIFAMILY PROGRAM**

**Hardin Senior Housing Waiver request for Reconsideration for 2020 Housing Credits – page 92 of packet**

40:40 Presenters: Mary Bair, Bob Jamison (American Covenant Senior Housing)

There was no motion to support this request.

**2020 Housing Credit Approvals – page 101 of packet**

***Review of Process***

47:00 Presenters: Bruce Brensdal

***Project Site overview***

49:40 Presenters: Kellie Guariglia

***Project Updates***

59:05 Presenters: Mary Bair

***Nicole Court – page 135 of packet***

01:01:15 Developer: HRC Cottages, Inc.

Location: Stevensville, MT

Project Type: Family

Construction Type: New Construction

Total Units: 16

Housing Credits requested: \$3,600,000

Presenter: Jim Morton

Public Comment: Bob Robinson, Mary Millin, John Filz, Stacey Umhey

***Homestead Lodge Apartments – page 137 of packet***

01:05:05 Developer: Syringa Housing  
Location: Absarokee, MT  
Project Type: Senior  
Construction Type: Acquisition/Rehabilitation  
Total Units: 32  
Housing Credits requested: \$3,845,340  
Presenter: Diane Hunt  
Public Comment: No public comment

***Paxson Place – page 138 of packet***

01:11:10 Developer: Housing Solutions, LLC.  
Location: Butte, MT  
Project Type: Senior  
Construction Type: New Construction  
Total Units: 36  
Housing Credits requested: \$6,150,000  
Presenter: Alex Burkhalter  
Public Comment: No public comment

***Timber Ridge Apartments, LP (9%), & Bitterroot Valley Apartments, LP (4% Mountain View Apartments and Bitterroot Commons) – page 141 of packet***

1:12:45 Developer: Summit Housing Group, Inc.  
Location: Bozeman & Hamilton/Darby  
Project Type: Senior 55+ & Family  
Construction Type: New Construction and Acquisition/Rehabilitation  
Total Units: (9% = 30), (4% = 52), Total = 82  
Housing Credits requested: \$6,333,750  
Presenter: Rusty Snow  
Public Comment: Tracy Menuetz, Terry Cunningham, Jim Morton

***Skyview – page 143 of packet***

01:17:20 Developer: Housing Solutions  
Location: Missoula MT  
Project Type: Senior  
Construction Type: New Construction  
Total Units: 39  
Housing Credits requested: \$5,900,000  
Presenter: Alex Burkhalter  
Public Comment: Gwen Jones, Laurie Harris

***Pioneer Meadows – page 145 of packet***

01:35:45 Developer: The Housing Company  
Location: Dillon, MT



Project Type: Family  
Construction Type: New Construction  
Total Units: 28  
Housing Credits requested: \$6,203,630

Presenter: Blake Jumper

Public Comment: No public comment

***Fire Tower Apartments (fka Serendipity Apartments) – page 147 of packet***

01:39:10 Developer: Wishcamper Development Partners, LLC.

Location: Helena, MT

Project Type: Senior

Construction Type: Acquisition/Rehabilitation

Total Units: 44

Housing Credits requested: \$6,333,750

Presenter: Tyson O'Connell

Public Comment: Alan Nicholson, Liz Mogstad, Sharon Haugen, Jennifer (Last name unknown)

***Opportunity for Public Comment on any Project.***

01:49:30 Alex Burkhalter, Gwen Jones, Mary Millin, Susan Kohler

***2020 Housing Credits Executive Session – page 253 of packet***

01:56:35 Board member ranking and discussion of projects

***2020 Housing Credits Awards***

2:12:25 Motion: Eric Schindler

Second: Jeanette McKee

To award 2020 and/or 2019 Housing Credits to the following slate of Projects, subject to the conditions specified below:

- **Nicole Court** in the amount of \$3,600,000 originally requested.
- **Homestead Lodge** in the amount of \$3,845,340 originally requested.
- **Timber Ridge Apts.** in the amount of \$6,333,750 originally requested, *contingent upon* the applicant also completing the associated 4% application submitted.
- **SkyView** in the amount of \$5,900,000 originally requested.
- **Fire Tower Apartments** in the amount of \$6,333,750 originally requested.

***Award Conditions:***

1. 2019 National Housing Pool credits made available to MBOH by the IRS for award and all remaining 2019 Housing Credits available for award are awarded first to Projects in the above-specified order. The balance of the Housing Credits awarded to the Projects in the above-specified order (after award of all available 2019 National Housing Pool credits and all available 2019 Housing Credits) shall consist of 2020 Housing Credits. For example, if \$150,000 of 2019 National Pool Credits are available and \$100,000 of 2019 Credits are available, an award of \$600,000 in Housing Credits to the Project no. 1 would consist of the

combination of: (a) \$150,000 of 2019 National Pool Credits; (b) \$100,000 of 2019 Credits; and \$350,000 in 2020 Housing Credits. All awards shall consist of 2019 National Pool Credits and 2019 Credits before any 2020 Housing Credits are included in any such award. The Reservation Agreement to be executed by MBOH and the Project owner will specify the particular year and type of credits awarded for each Project.

2. In the event that the amount of 2020 Housing Credits available to MBOH is reduced by the IRS after this award determination, the amount of Credits awarded to the lowest-numbered Project(s) (in reverse order of numbering) shall be reduced as necessary to reflect the reduction in available 2020 Credits. For example, if, after this award determination, the IRS reduces the amount of 2020 Housing Credits available for award by MBOH by \$500,000, and the last numbered Project (e.g. Project No. 6), was awarded \$600,000, the award to such Project is reduced to \$100,000. If the last numbered Project (e.g. Project No. 6) was awarded \$300,000, and the second to last numbered Project (e.g. Project No. 4) was awarded \$600,000, the last priority Project (Project No. 5) award is reduced to \$0 and the second to last priority Project (Project No. 5) award is reduced to \$400,000.

02:18:25 Public Comments: Tyson O'Connell, Michael O'Neil

02:20:45 Nicole Court, Homestead Lodge, Timber Ridge Apts., Skyview, and Fire Tower Apts. were approved unanimously to receive the 2020 Housing Credits.

02:21:00 Motion: Bob Gauthier

Second: Johnnie McClusky

To approve

To award 2020 and/or 2019 Housing Credits to the following Project, subject to the conditions specified below:

**Pioneer Meadows** in the remaining amount of available credits of \$5,655,910 (plus any additional 2019 National Housing Pool credits or additional 2020 Housing Credits made available for award, up to a total award amount not to exceed \$6,203,630 as originally requested), according to the following procedure:

If the \$5,655,910 amount of remaining available credits, plus any additional 2019 National Housing Pool Credits or additional 2020 Housing Credits available for award, are less than the originally requested Credit amount of \$6,203,630, Pioneer Meadows will be allowed 30 days to re-submit its Application resized to the total amount of Credits available. After staff underwriting and evaluation of the resized Application, if MBOH staff determines based upon the resized Application that the development is financially feasible and viable as a qualified low income housing Project throughout the Compliance Period, MBOH staff will enter into a Reservation Agreement for the Project for the above-specified amount of Credits. If the total amount of Credits available equals or exceeds the originally requested Credit amount of \$6,203,630, MBOH staff will enter into a Reservation Agreement for the Project for the originally requested Credit amount of \$6,203,630 (without any requirement for the Project to submit a re-sized Application).

1.

Pioneer Meadows was approved unanimously to receive the remaining 2020 Housing Credits in the amount of \$5,655,910, plus any additional National Housing Pool Credits or additional 2020 Housing Credits, up to a total award amount not to exceed \$6,203,630 as originally requested, as provided in the Motion.

**Multifamily Update – page 257 of packet**

02:23:45 Presenters: Mary Bair

**OPERATIONS**

**Operations Update – page 259 of packet**

02:24:00 Presenters: Cheryl Cohen

**EXECUTIVE DIRECTOR**

**Executive Director Update – page 3 of packet**


02:29:55 Presenters: Bruce Brensda

**MEETING ADJOURNMENT**

02:30:45 Meeting was adjourned at 11:15 a.m.



\_\_\_\_\_  
Sheila Rice, Secretary



\_\_\_\_\_  
Date